

RUTAR

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

June 11, 2006

City of Las Vegas
Planning & Development
Current Planning Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter for
General Plan Amendment Application
Site Development Plan Review
Variance for Setback Ratio
@ NEC of H Street & Byrnes Avenue
APN # 139-22-401-001

To Whom It May Concern:

This letter is a justification letter for the above referenced property. The above referenced property is currently zoned R-3. The requested General Plan Amendment application is to amend the existing general plan from low density to medium density in order to comply with the existing zoning of R-3.

Also requested is the approval of the Site Development Plan Review application. The proposed development of this site is to construct (4) new single family condominium units, two (2) of which are 1-bedroom, single story and two (2) are 2-bedroom, two story units. The 1-bedroom units range between approximately 500 s.f. to 700 s.f. and the 2-bedroom units range between approximately 950 s.f. to 1,150 s.f.. The total parking provided is 7 parking spaces where 7 spaces are required. The Accessible parking is not required because no ADA accessible residential units are being provided.

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As listed above a Variance for a 3 to 1 setback ratio of multi-family construction adjacent to a single family zoning is also requested on this project. The building setback of a single story portion of the building is 5 feet where 87 feet is required and the two story building portion is setback 47 feet where 87 feet is required. In order to minimize the impact of the multi-family development, the building was designed to house single story units on the east side of the proposed building (along the existing single family residential zoning) and the two story units along H Street. The two story units do not have any windows, balconies, etc overlooking the existing residential community. The total building height is 29 feet. Please also note that the zoning to the north, west and south is commercial and the zoning to the East is single family residential.

Thank you for your consideration of this request. Please call me at 263-6176, if you have any questions or if you require additional information.

Sincerely,

SUZANA RUTAR Architect, Ltd.
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Kenneth A. Ballard, Associate AIA
Project Manager



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Suzana Rutar, AIA, CSI, NCARB
Principal Architect